

Southcenter Subarea Plan - Issues Matrix - Revised 10.1.12

- Note that comments listed without an exhibit reference were delivered verbally during the public hearing.

Page # in Plan	Comment (language changes in strikout/underline, recommendation in bold)	Exhibit #/ Date/Source	Staff comment/analysis/options
p. 15 1.4	Regional Center language is less strong than other districts, should be strengthened.	Alford 8/23/12 Hearing	Staff Recommendation: See proposed revisions 9/27/12 PC accepted staff recommendation.
Districts	Need to come up with a different name for Workplace District. Everywhere in SC is a workplace. Need something more evocative - WH/LI?	McLeod PC mtg 6/28/12	PC Comments: Call this Warehouse instead - McLeod. The Boardwalk @ Southcenter (Pond District) - Mann. Look at renaming/rebranding the whole area for marketing purposes - Mann. 9/27/12 PC recommended change: Insert language recommending rebranding of Workplace District & SC?? Staff Recommendation 10/2/12: Add as an implementation strategy in the Comprehensive Plan under 10.2.12 Economic Development. <u>1. Establish a lead redevelopment entity on the public side to coordinate implementation of an urban center redevelopment strategy and provide it with people & tools to succeed.</u> <u>2. Rebrand urban center districts to take advantage of assets, location, and character, and reinforce land use concepts so that the image of Tukwila is refreshed.</u>
Tukwila Pond/Open Space	Plan should call for the expansion of Tukwila Pond Park southward. SC needs an amenity on the scale of the park in downtown Bellevue. Such an amenity would be a strong attractor for the types of development envisioned by the community.	McLeod PC mtg 6/28/12	The Plan does discuss the value of the Pond as an amenity (p. 4 intention 8, p. 16 district discussion) but improvements are focused on the north side esplanade and loop trail rather than expansion. PC Comments: To be successful, need to have destinations and Pond is the most exciting part of the plan. - McLeod Want to start even if small - Mann Are there any incentives for redevelopment - ? 9/27/12 PC recommendation: In City Actions section, add under 2) Tukwila Pond Improvements a mid-term action <u>c) Explore the feasibility of and implementation steps for expanding the footprint of Tukwila Pond Park when redevelopment of the property to the south of the Park occurs.</u>

Page # in Plan	Comment (language changes in strikout/underline, recommendation in bold)	Exhibit #/ Date/Source	Staff comment/analysis/options
p. 25	The Southcenter Subarea Plan (page 25) refers to a "road diet", on Andover Park East and Baker Bl. to provide on-street parking and bike lanes. How will this "road diet" and thoroughfare reconfiguration affect the level of service on Andover Park East, Baker Boulevard, Strander Boulevard, Andover Park West, and West Valley Highway?	Strander 9/10/12 Email	The road changes discussed in the Subarea Plan reflect recommendations adopted in the Walk and Roll Plan in 2009 (Ord. 2222). These sections of Andover Pk E and Baker have been identified in our traffic modeling as having capacity for the reconfiguration, though a Traffic Impact Analysis would be required to determine whether or not the "road diet" would create (or exacerbate) roadway congestion or level of service problems elsewhere in the roadway system prior to making changes. 9/27/12 PC recommendation: Add the following language to the end of the paragraph at the top of page 25: <u>A traffic impact analysis would be required to determine whether or not the "road diet" would create (or exacerbate) roadway congestion or level of service problems elsewhere in the roadway system prior to making changes.</u> Add the same language to the end of 1.6.2.1.c) at the top of page 46. Delete the sentence "Additional design and engineering is required before these projects can move forward."
p. 44	Who will pay for the parking structure feasibility study mentioned in the Short Term Actions and how much will it cost? Remove the word shall from: The City shall <u>may</u> prepare a study investigating the overall feasibility...	Strander 8/23/12 Hearing; Strander 9/10/12 Email	Funding has not been identified. We could seek grant funding or use City funding if we looked at it as a catalyst project. Staff recommendation: Revise as suggested. 9/27/12 PC accepted recommendation.
p. 48 1.6.3 1)	Change the sentence to read: The City shall pursue the development of a rubber-tired trolley route connecting Sounder Tukwila Station with other activity areas...	Shumate 8/23/12 Hearing	Staff recommendation: Revise as suggested. 9/27/12 PC accepted staff recommendation.